

9 Unit Multi-Family Development Rezoning & Development Permit Application 600 Dallas Rd.

Mar 3rd., 2026



VIEW LOOKING NORTH-EAST



600 DALLAS ROAD
Project Location

LOCATION PLAN

SITE STATISTICS	
Zone R-2 Two Family Dwelling District (Existing)	(Proposed) Site Specific
Total Site area (m2)	721m2 (7,760.8 sq.ft.)
- Site Area Post Road Dedication (m2)	651.40m2 (7,011.6 sq.ft.)
- Area of Road Dedication (m2)	69.60m2 (749.2 sq.ft.)
Total Floor area (m2)	1,099.12m2 (See Area Calculations Table)
Floor Space Ratio	1,099.12 ÷ 721 = 1.52 : 1
Lot Coverage (%)	455.00 m2 / 69.84%
Main Structure = 448.00m2	
Short-Term Bicycle Shed = 1.00 m2	
Total = 455.00 m2	
Lot Area = 651.40m2	
Structures ÷ Lot Area = 69.84%	
Number of storeys	4 Storeys
Parking stalls (number) on site	Provided: - 11 spaces (1 van accessible provided) - 1 Visitor (See Calculations at Left) Required: - 11 spaces (1 space required to be van accessible) - 1 Visitor Variance: 5 regular parking spaces
Transportation Demand Management (TDM)	To be provided with Modo membership for each unit and a BC Transit ExoPass Fund of \$13,500 for residents to use public transit until depleted.
Bicycle parking number (Class 1 and Class 2)	See Parking Calculations Table
Average Grade	16.85m Geodetic
Height of Building (Above Average Grade)	12.55 m (41'-2")
Building Setbacks (m)	
Front Lot Line (South)	3.0m (9'-10")
Rear Lot Line (North)	8.10m (26'-7")
Side Lot Line (East)	2.085m (6'-10") / 0m to Property Line at Parkade Level
Side Lot Line (West)	0m to Road Dedication
Roof Structure Setbacks (m) Variance	
South	≥ 3.0m
North	
East	
West	2.515m
	Required: 9m Variance: 0.485m

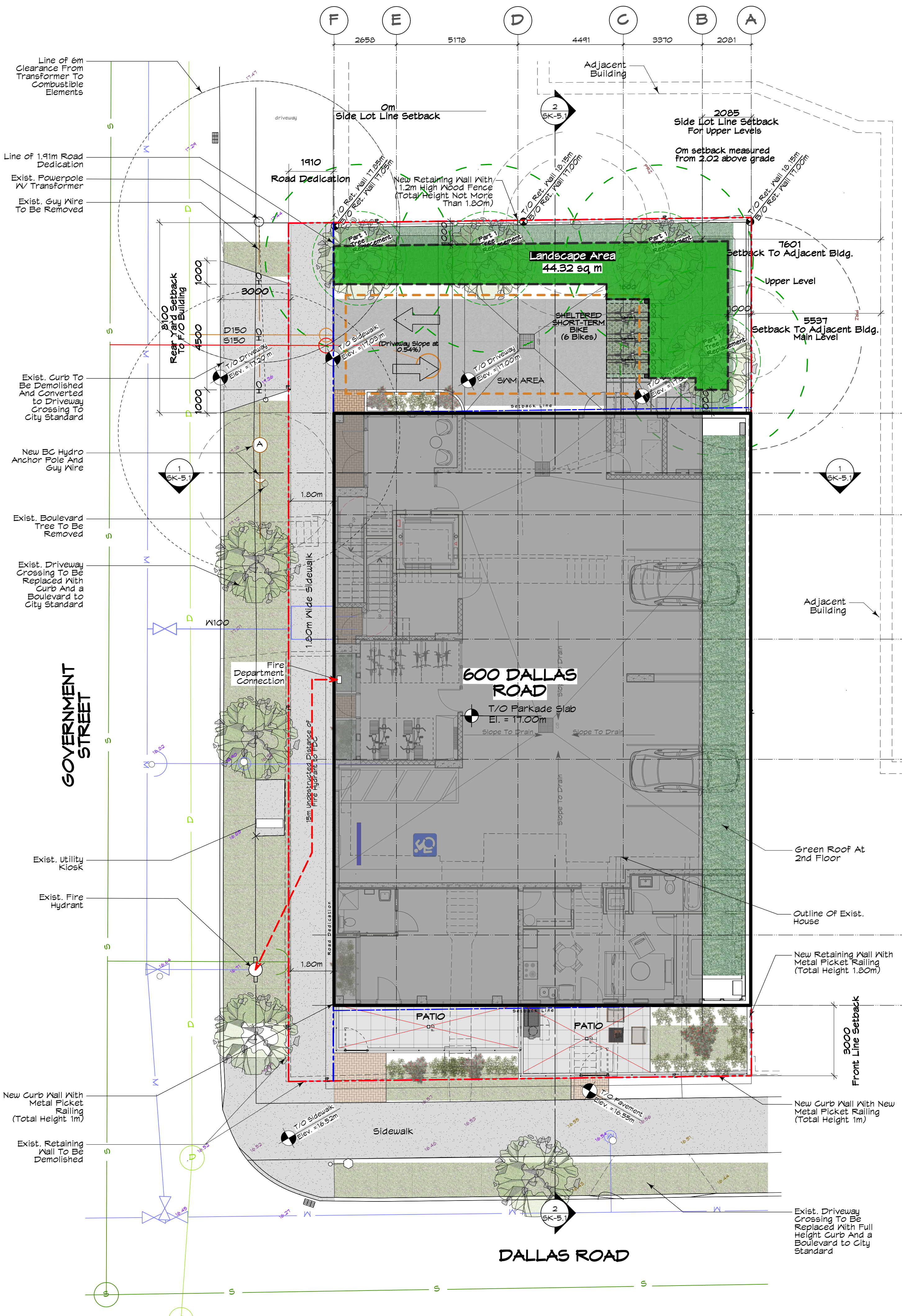
Parking Calculations:	
Apartment (Rental Dwelling Units Secured in Perpetuity) in "Other" Area	
1 - Unit @ .75 Per Unit = .75 or 1	
8 - Units @ 1.30 Per Unit = 10.4 or 10	
Sub-Total Spaces	11
(1 Space Required To Be Accessible)	
Visitor Parking Req'd	1
11 x .1 = 1.1	OR
	1
Total Parking Required	12 Spaces
7 Stalls Provided over 1 Level Of At-grade Covered Parking Including 1 Van Accessible and 1 Visitor (5 Space Deficit)	
All Stalls To Have Electric Charging Station	
Bicycle Parking Required:	
Long Term:	
1 per dwelling unit < 45m2 = 1	
1.25 per dwelling unit > 45m2 (8 units) = 10	
Total Bike Spaces Required	= 11
12 Bike Spaces Provided Including 4 Cargo Bike Areas & Bike Wash Station	
Short Term:	
1 - 6 Space Bike Rack Provided Within 15m Of Front Entry Distance to Visitor Access Entry is 9m	

Unit Mix & Areas			
(Note: Area for units below measured to inside of finished walls)			
Floor Level	Unit Type	Unit #	Area
Main (Parkade)	Live/Work CRU	101	81.93m2 (881.80sq.f.)
	2 Bedroom	201	95.31m2 (1,025.9sq.f.)
	2 Bedroom	202	103.13 (1,110.00sq.f.)
Second	1 Bedroom	203	76.39m2 (822.25sq.f.)
	2 Bedroom	301	95.31m2 (1,025.9sq.f.)
	2 Bedroom	302	103.13 (1,110.00sq.f.)
Third	1 Bedroom	303	76.39m2 (822.25sq.f.)
	3 Bedroom	401	108.66m2 (1,169.60sq.f.)
Fourth (Penthouse)	2 Bedroom	402	66.69m2 (717.84sq.f.)
	1 Bedroom	3	33.33%
SUBTOTAL UNITS	2 Bedroom	5	55.56%
	3 Bedroom	1	11.11%
TOTAL # OF SUITES		9	66.67%
TOTAL SUITE AREA			806.94m2 (8,685.88sq.f.)

Area Calculations:	
Site Area = 721 m2	
Parkade Level (Excludes Parking & Bicycle)	= 160.05m2 (1,722.76sq.f.)
Floor Levels 2 & 3 (2 x 338.52m2 Ea.) (Excludes Balconies)	= 677.04m2 (7,287.59sq.f.)
Penthouse Level 4 (Excludes Balconies)	= 237.44m2 (2,555.78sq.f.)
Roof	= 25.19m2 (271.14sq.f.)
Total Floor Area =	= 1,099.12m2 (11,837.24sq.f.)
FSR: 1,099.12 ÷ 721 = 1.52 : 1	

Revisions
Received Date:
March 24, 2026

Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P.	PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO: 2340
MJM Architect Inc. #801, 203 Yates Street Victoria, BC V8W 1K7 ph: 778.906.8018 e: info@mjmachitect.ca	DRAWING TITLE: Cover Sheet/Site Data	DRAWN BY: MJM
	SCALE: AS NOTED	DATE: 2026-03-03
		ISSUED BY: SK-0



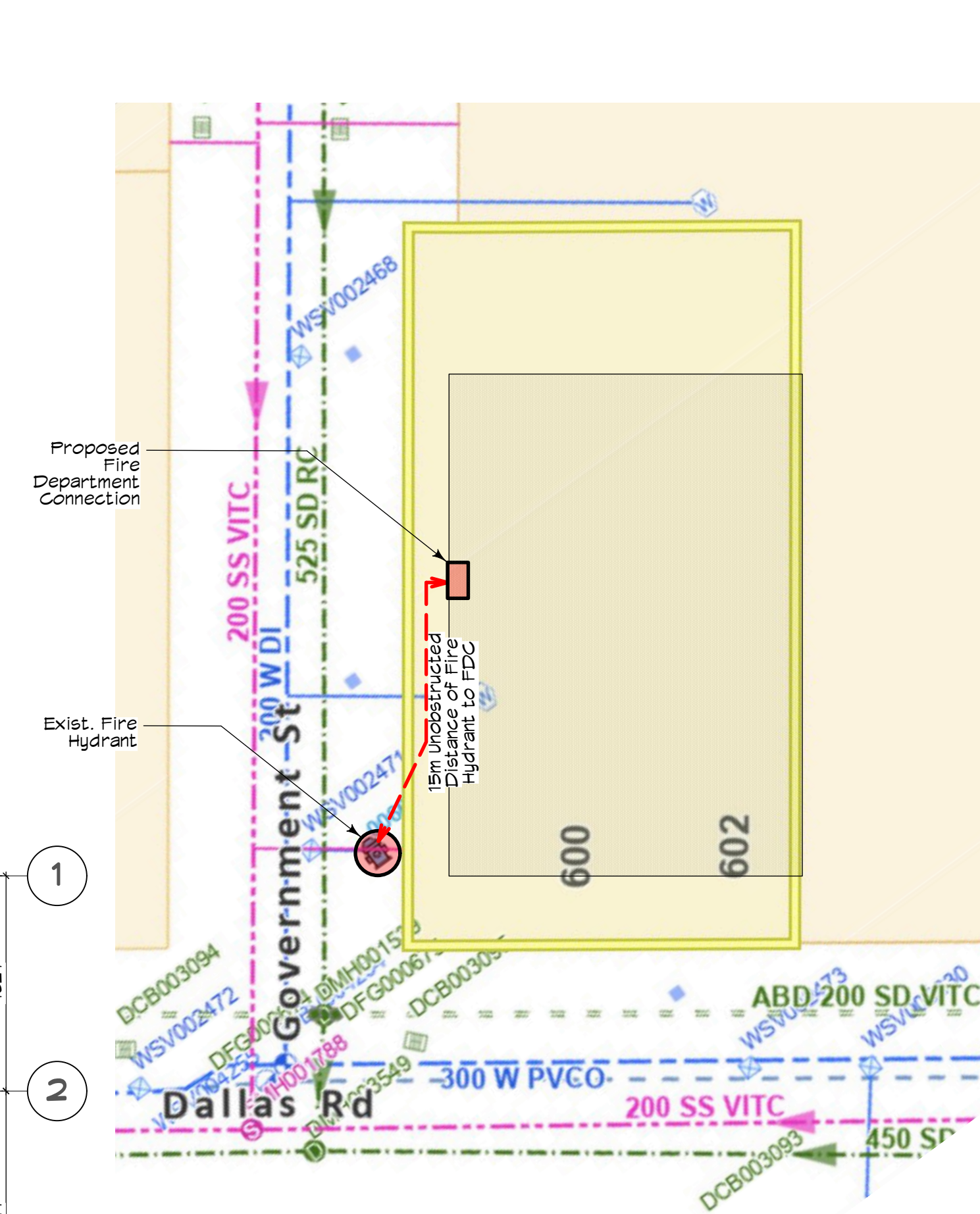
DALLAS ROAD

3000 Front Line Setback

3 SITE PLAN
Scale: 1:100

Landscape Area Calculation

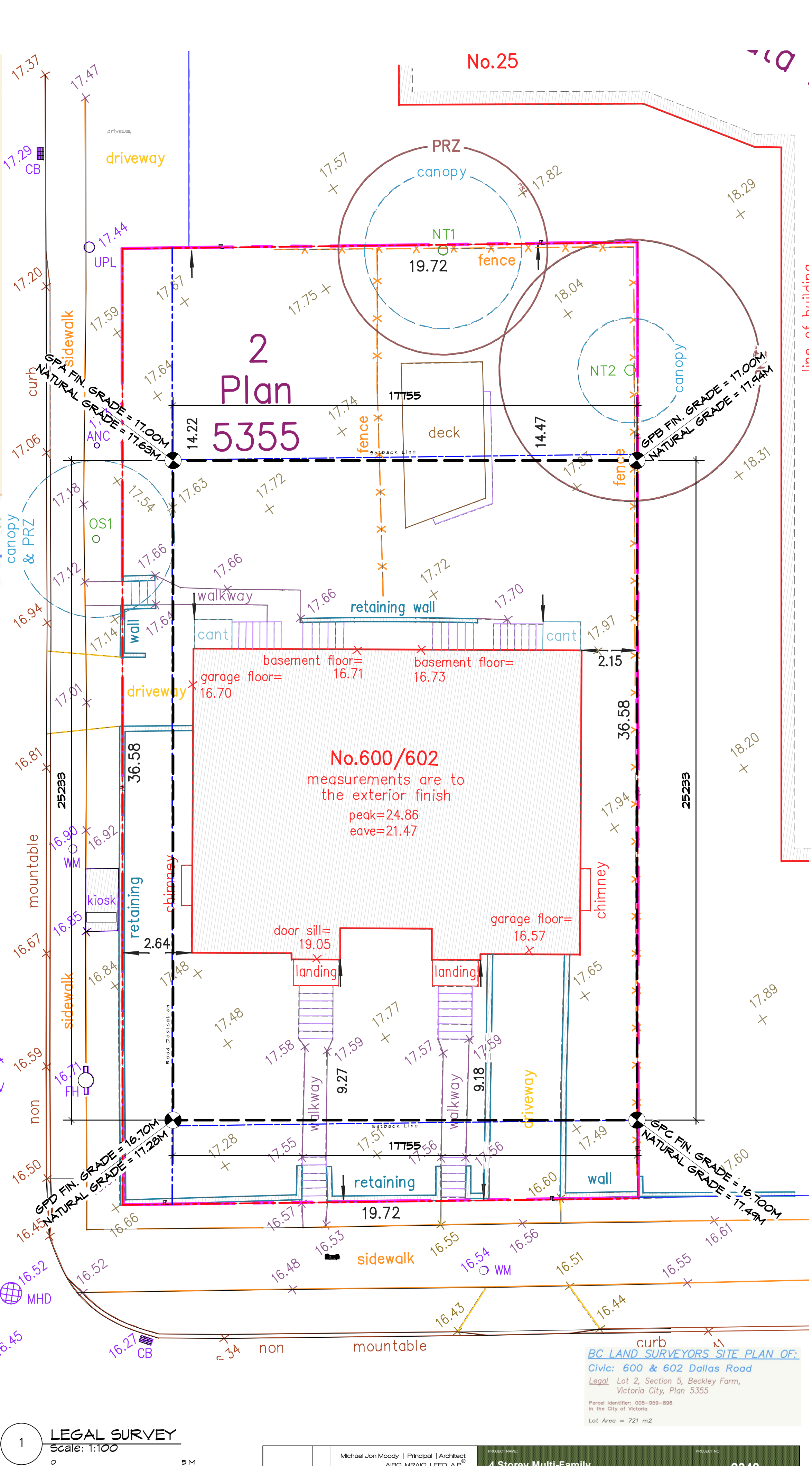
Landscape Area = 44.32 sqm. (6.14%)
Total Site Area = 721.0 sqm.



2 City Infrastructure Plan
Scale: 1:250

Average Grade Calculation

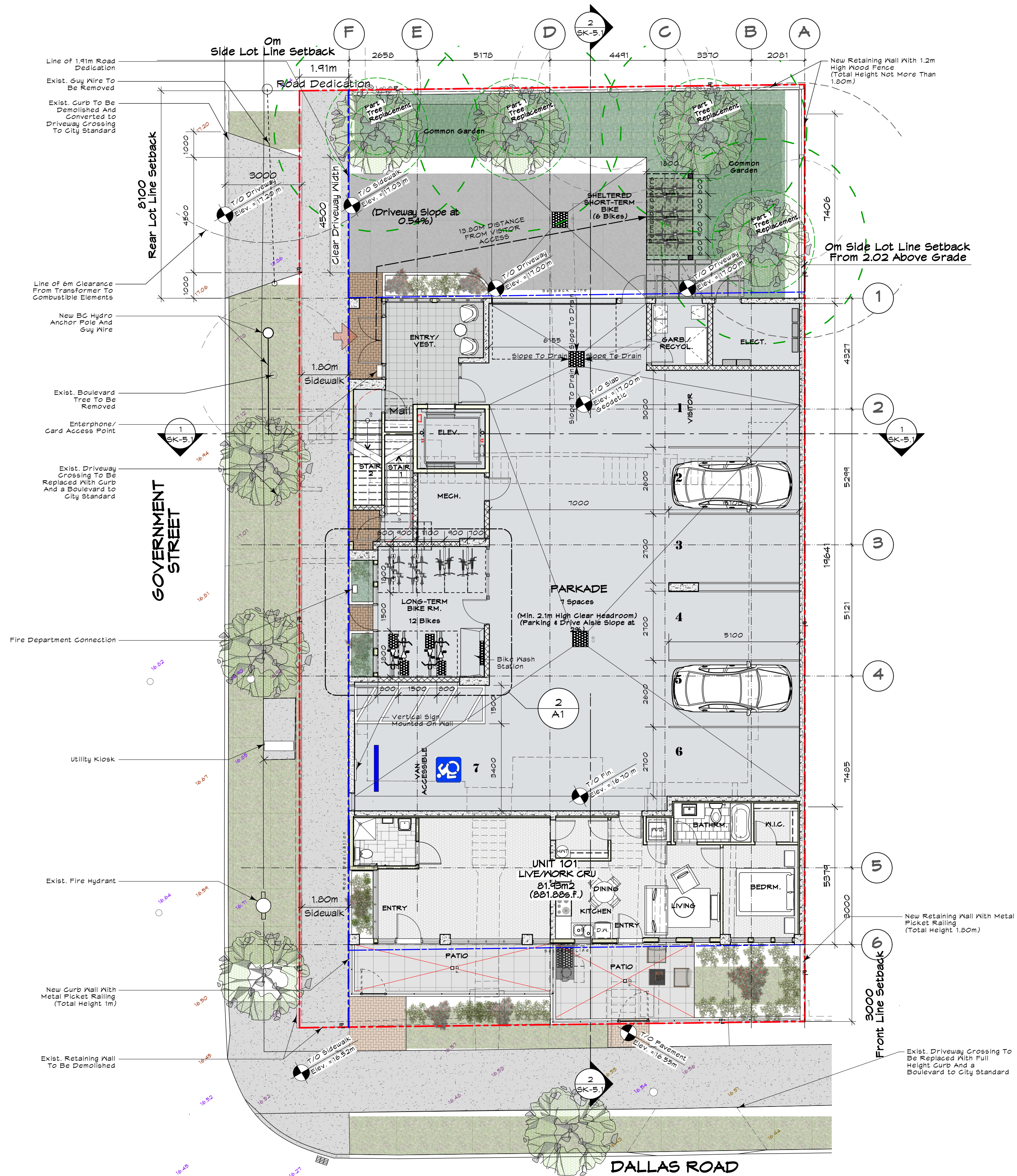
Grade Point	Elevation (metres)	Distance Between Grade Points(m)	Totals
GFA	17.00		
GPB	17.00		
GPC	16.70		
GPD	16.70		
Grade Point Average			
GFA + GPB/2	17.00	x 17.75	= 301.75
GPB + GPC/2	16.85	x 25.23	= 425.12
GPC + GPD/2	16.70	x 17.75	= 296.42
GPD + GFA/2	16.85	x 25.23	= 425.12
Grade Calculation		25.96	= 1449.41
1449.41 / 25.96 (perimeter of building) = 16.85			



1 LEGAL SURVEY
Scale: 1:100

<p>MJM Architect Inc. #801, 205 Yates Street Victoria, BC V8W 1P7 ph: 778.906.8018 email: office@mjmarchitect.ca</p>	<p>Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P.[®]</p>	<p>PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC</p>	<p>PROJECT NO: 2340</p>
	<p>DRAWING TITLE: Site Plan & Legal Survey</p>	<p>DRAWN BY: MJM</p>	<p>SCALE: AS NOTED</p>

BC LAND SURVEYORS SITE PLAN OF:
Civic: 600 & 602 Dallas Road
Legal: Lot 2, Section 5, Beckley Farm,
Victoria City, Plan 5355
Parcel Identifier: 020-959-998
in the City of Victoria
Lot Area = 721 m²

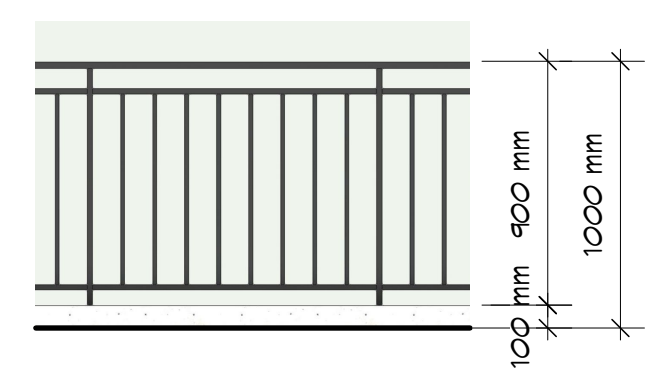


1 Parkade (Main) Floor Plan
Scale: 1:100

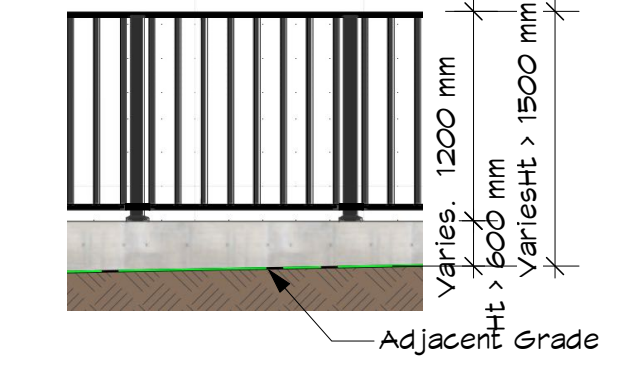
Note:
- All Bedrooms Will Be Provided With At Least One Egress Window As Per BCBC 2024



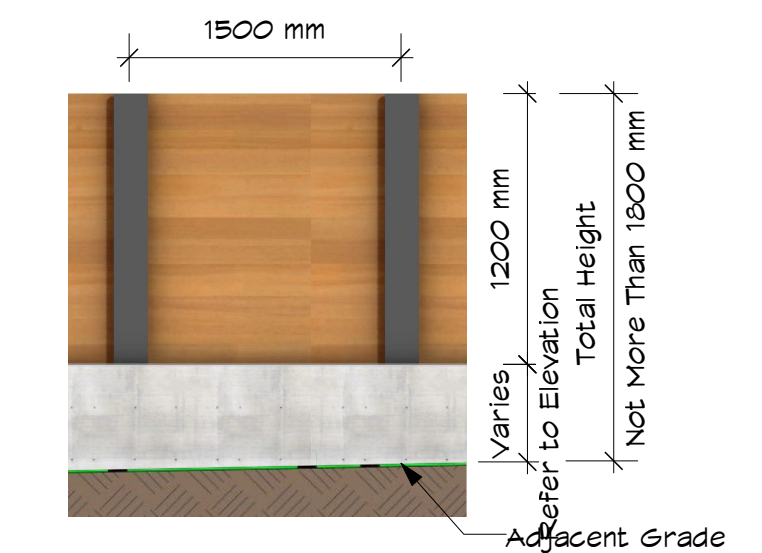
2 Long-Term Bike Room Plan
Scale: 1:25



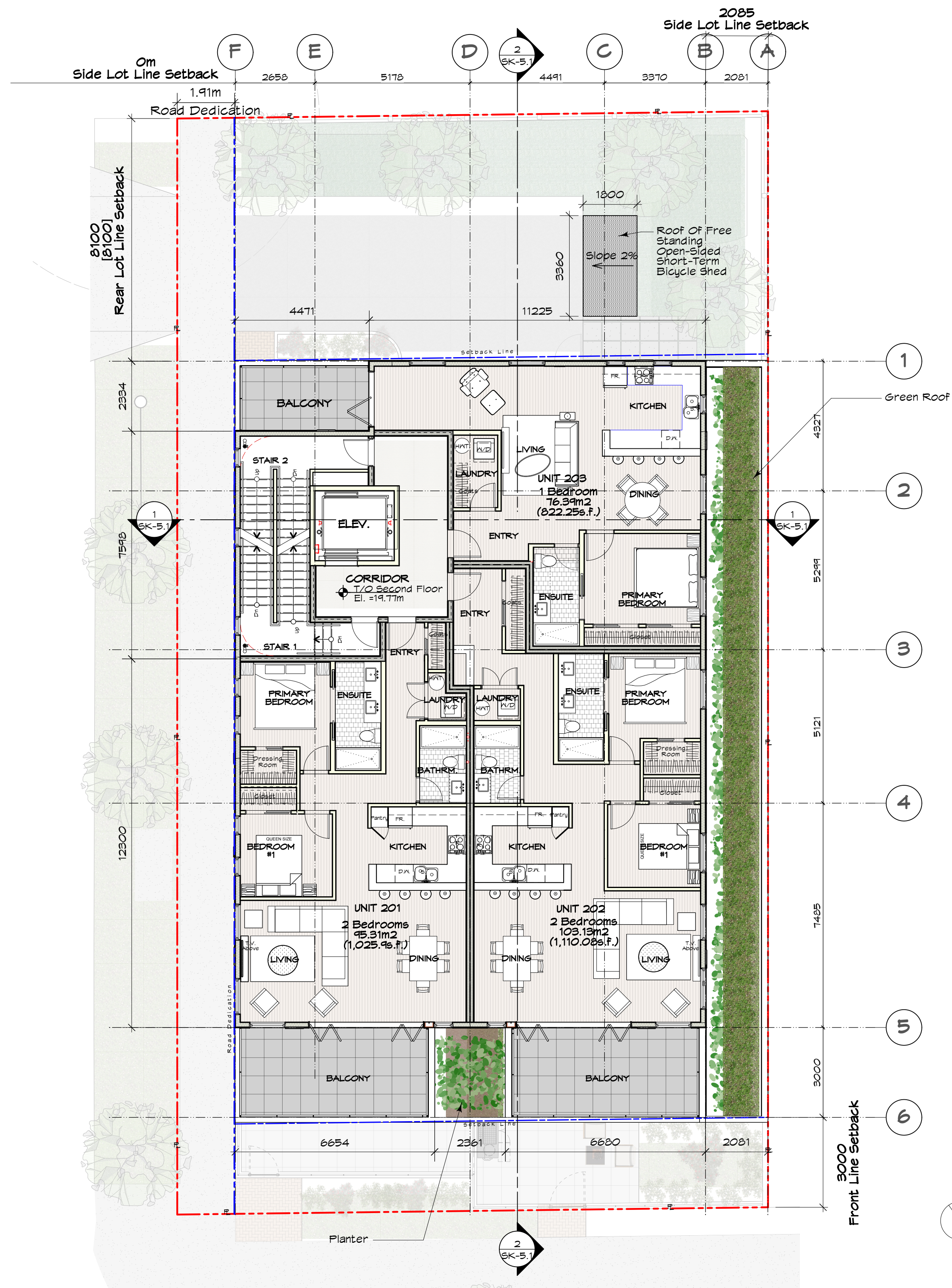
3 Fence Detail
Scale: Not To Scale



Retaining Wall With 1.2m Ht. Metal Picket Railing, Max. Total Height Not More Than 1.5m



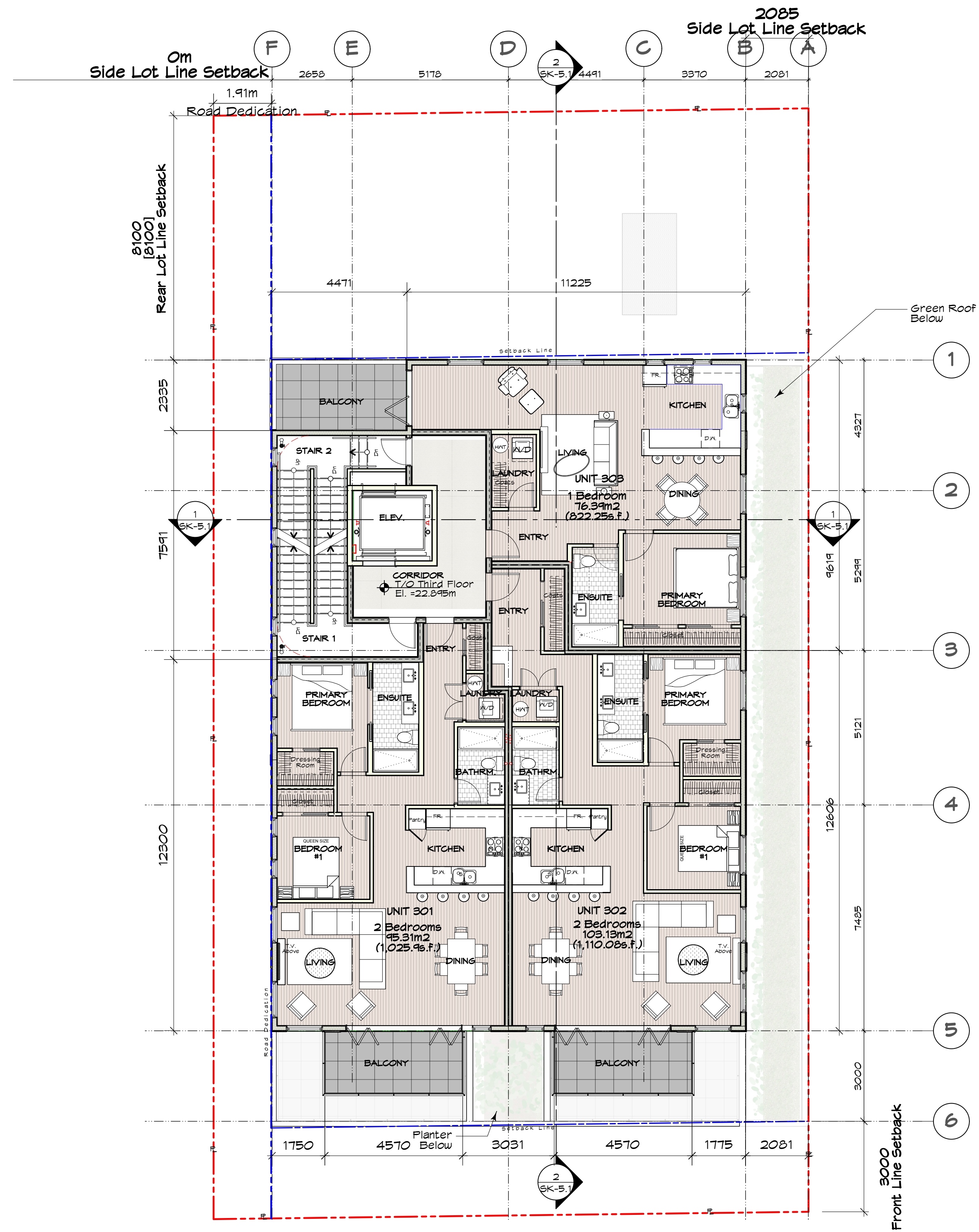
Retaining Wall With 1.20m Ht. Wood Fence, Max. Total Height Not More Than 1.8m



1 Second Floor Plan
Scale: 1:100

Note:
- All Bedrooms Will Be Provided
With At Least One Egress Window As
Per BCBC 2024

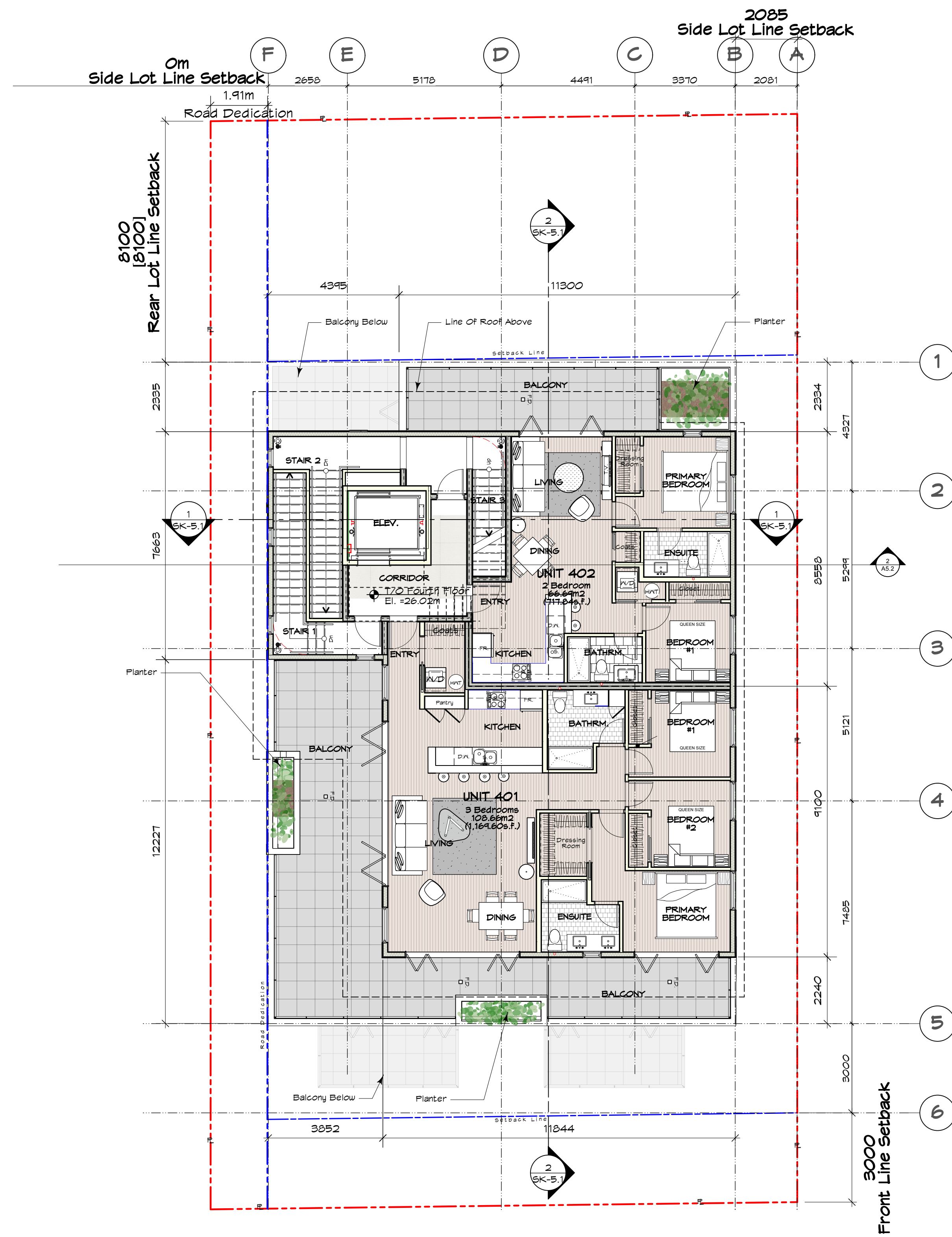
	Michael Jon Moody Principal Architect AIBC, MRAND, LEED A.P. [®]	PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO: 2340
	6801, 208 Yates Street Victoria, BC V8W 1K7 TEL: 778.906.3013 EMAIL: office@mjmarchitect.ca	DRAWING TITLE: Second Floor Plan	DRAWN BY: MJM
		DATE: 2026-03-03	DRAWING NO: SK-2.2



1 Third Floor Plan
Scale: 1:100

Note:
- All Bedrooms Will Be Provided With At Least One Egress Window As Per BCBC 2024

	Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]	PROJECT NO: 2340
	4 Storey Multi-Family 600 Dallas Road, Victoria, BC	DRAWING NO: SK-2.3
8801, 203 Yates Street Victoria, BC V8W 1K7 Tel: 78.966.8018 Email: office@mjmarchitect.ca	DRAWING TITLE: Third Floor Plan	DRAWN BY: MJM
	CHECKED BY: AS NOTED	SCALE: AS NOTED
	DATE: 2026-03-03	DRAWING NO: SK-2.3



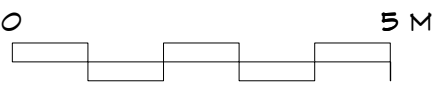
1 Fourth Floor Plan
Scale: 1:100

Note:
- All Bedrooms Will Be Provided
With At Least One Egress Window As
Per BCBV 2024

	Michael Jon Moody Principal Architect AIBC, MRAND, LEED A.P. [®]	PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO: 2340
	8801, 203 Yates Street Victoria, BC V8W 1K7 TEL: 78.906.3013 EMAIL: office@mjmarchitect.ca	DRAWING TITLE: Fourth Floor Plan	DRAWN BY: MJM
		DATE: 2026-03-03	DRAWING NO: SK-2.4



2 West Elevation
SK-4.1 Scale: 1:100

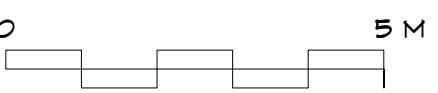


Note:

- 1) All operable part of window shall not be less than 1070 mm above the finished floor.
- 2) All windows/glazing that extends less than 1070 mm from the floor shall be non-operable and designed to withstand the specified lateral loads for balcony guards.



1 North Elevation
SK-4.1 Scale: 1:100



Group C									
Building is Sprinklered Throughout									
Glazing Area Calc.		Level 1		Level 2		Level 3		Level 4	
North (Driveway)	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	
limit distance	26.57	8.10	26.57	8.10	26.57	8.10	34.12	10.40	
building face area	412.04	38.28	332.93	30.93	332.93	30.93	332.93	30.93	
glazing area	37.24	3.46	45.96	4.27	45.96	4.27	51.45	4.78	
percentage	9.04%		13.81%		13.81%		15.45%		
max allowed	-	ok	-	ok	-	ok	-	ok	
West (Government Street)	N/A		N/A		N/A		N/A		
limit distance									
building face area									
glazing area									
percentage									
max allowed									

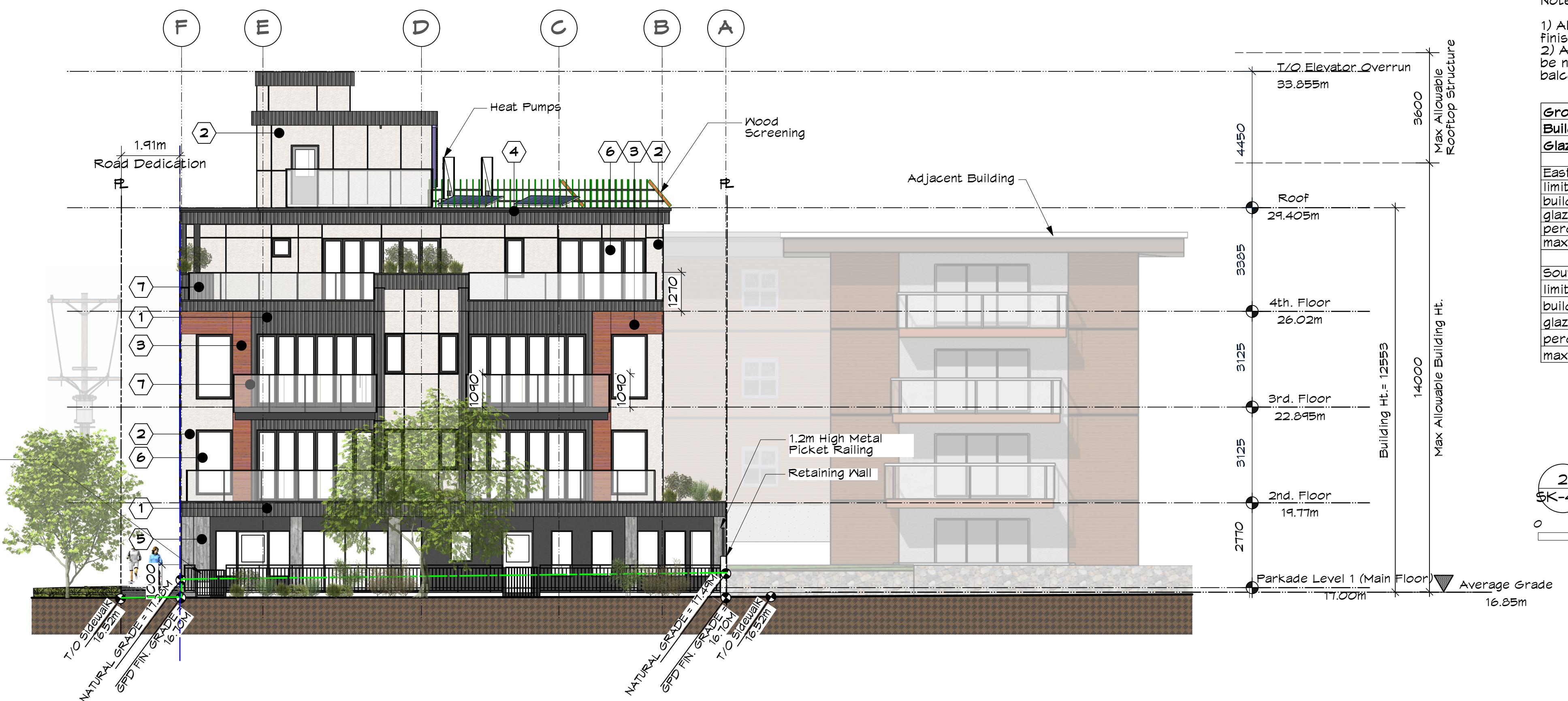
Legend:			
	Line Of 1.20m High Wood Fence		Line Of Retaining Wall
	Line Of Exist. Grade		Line Of Exist. Grade

Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]	PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO: 2340
MJM Architect Inc. #801, 283 Yates Street Victoria, BC V8W 1K7 Tel: 779.906.8018 Email: office@mjmachitect.ca	DRAWING TITLE: Elevations	DRAWN BY: MJM CHECKED BY: AS NOTED
	SCALE: AS NOTED	DATE: 2026-03-03 DRAWN BY: SK-4.1



MATERIAL LEGEND	
①	Vert. Metal Siding Finish
②	Hardie Panels (Ptd. White) w/ 3/8" Reveal Panel Gaps
③	Horizontal Metal Cladding w/ Faux Wood Finish
④	Pre-Fin. Metal Flashing
⑤	Boardformed (Vert.) Concrete
⑥	Thermally Broken Dbl. Glazed Vinyl Windows (Bk.)
⑦	Face-mounted Alum. Picket Guards (Bk.)
⑧	Hollow Metal Door in Pressed Steel Frame (Ptd.)

1 East Elevation
SK-4.2 Scale: 1:100

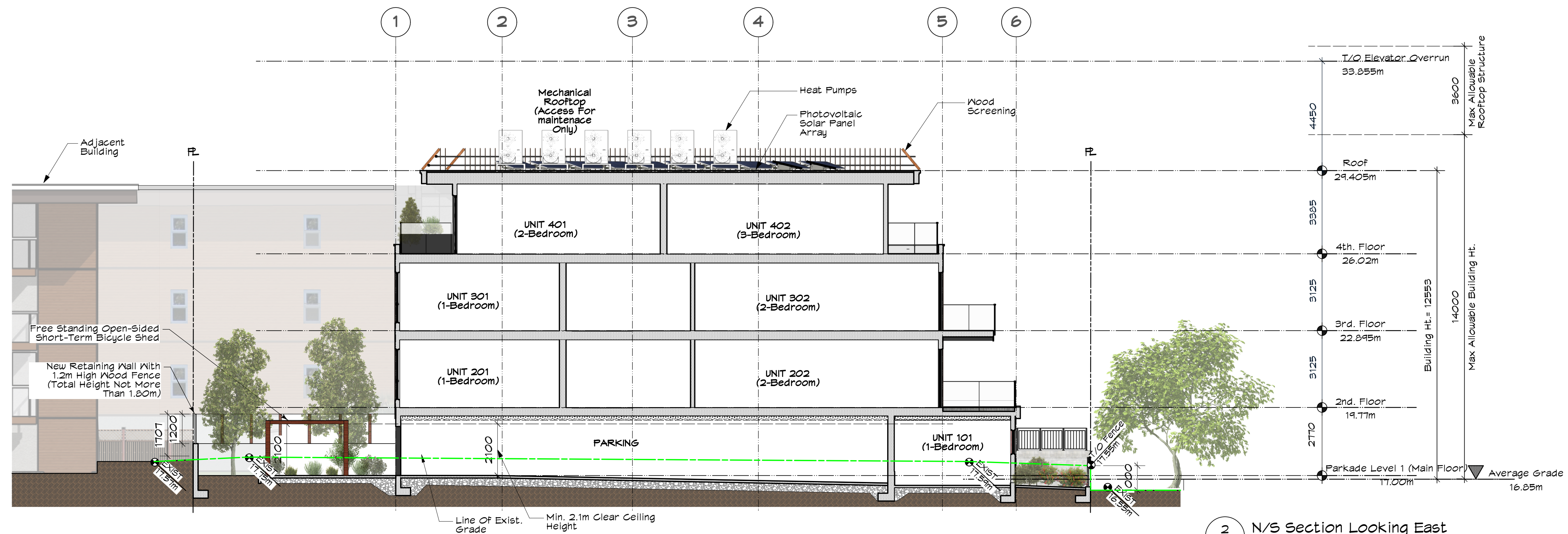


2 South Elevation
SK-4.2 Scale: 1:100

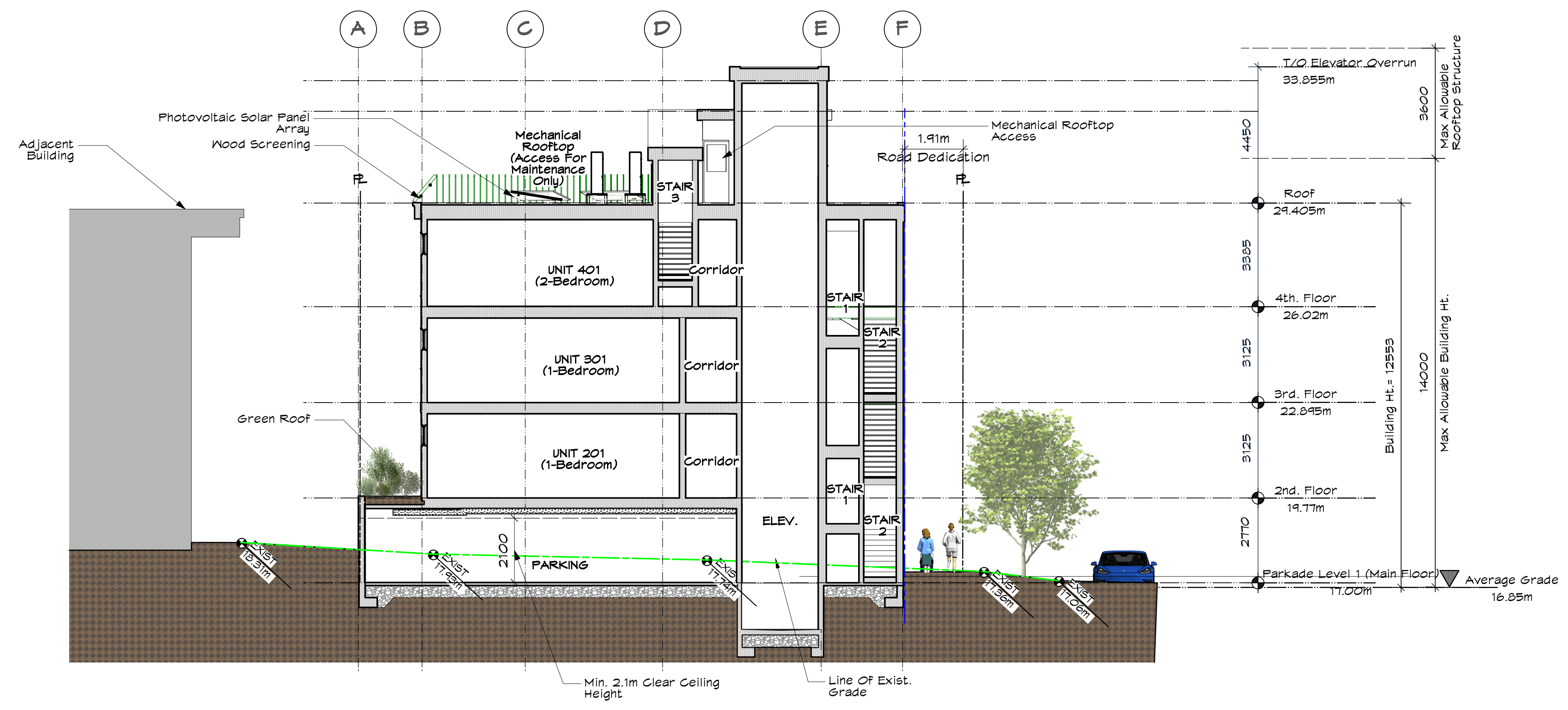
Note:

- 1) All operable part of window shall not be less than 1070 mm above the finished floor.
- 2) All windows/glazing that extends less than 1070 mm from the floor shall be non-operable and designed to withstand the specified lateral loads for balcony guards.

Group C Building is Sprinklered Throughout					
Glazing Area Calc.	Level 1	Level 2	Level 3	Level 4	
East					
limit distance	N/A	6.73	2.05	6.73	2.05
building face area	200.33	61.06	200.33	61.06	159.55
glazing area	73.30	6.81	73.30	6.81	33.15
percentage	11.15%	11.15%	11.15%	11.15%	6.33%
max allowed	20.00% ok	20.00% ok	20.00% ok	20.00% ok	
South (Dallas Road)					
limit distance	N/A	N/A	N/A	N/A	
building face area					
glazing area					
percentage					
max allowed					



2 N/S Section Looking East
 5K-5.1 Scale: 1:100
 0 5 M



1 E/W Section Looking South
 5K-5.1 Scale: 1:100
 0 5 M



VIEW OF PROJECT
FROM DALLAS ROAD



VIEW OF PROJECT
FROM GOVERNMENT STREET

Conceptual Illustrations Only,
Please refer to Elevations.

Michael Jon Moody Principal Architect AIBC, MRAND, LEED A.P. [®]		PROJECT NAME 4 Storey Multi-Family 600 Dallas Road, Victoria, BC		PROJECT NO. 2340	
MJM Architect Inc. #801, 203 Yates Street Victoria, BC V8W 1P7 TEL: 78.966.3013 EMAIL: office@mjmarchitect.ca		DRAWING TITLE Exterior Views		DRAWN BY MJM	
		SCALE AS NOTED		DATE 2026-03-03	
				DRAWING NO. SK-6.1	



Bicycle Room
Entry Door

Planters

VIEW OF ENTRY
FROM GOVERNMENT STREET

Metal Soffit in Faux
Wood Finish

Sectional Overhead
Wood Garage Door

Recessed Entry Doors To
Main Lobby in Aluminum
Storefront System

"600 DALLAS ROAD"
Signage

Light Tan Stucco
Cladding w/
Control Joints

Office & One
Bedroom
Suite

Concrete Column &
Walls

New Sidewalk

New Grassed
Boulevard

Glass Balcony
Guards



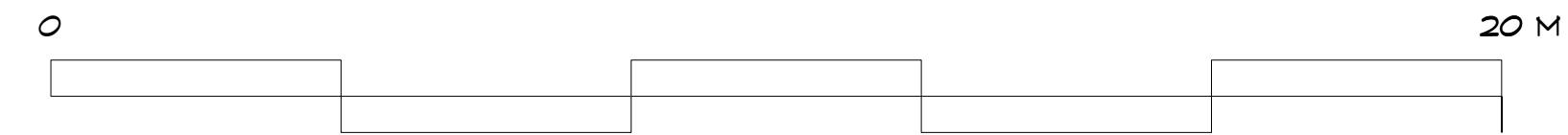
VIEW OF FRONT YARD
FROM DALLAS ROAD

Conceptual Illustrations Only,
Please refer to Elevations.

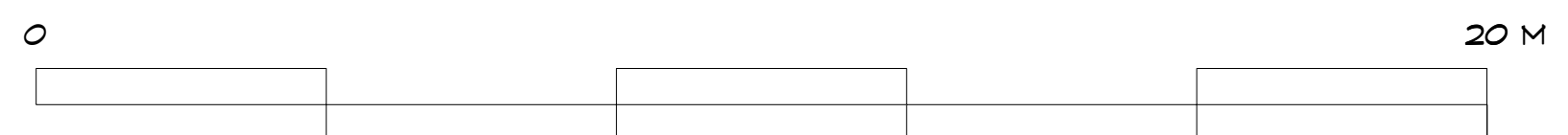
	Michael Jon Moody Principal Architect AIBC, MRAND, LEED A.P. [®]	PROJECT NAME 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO. 2340
	8801 - 283 Yates Street Victoria, BC V8W 1K7 TEL: 778.906.2018 EMAIL: office@mjmarchitect.ca	DRAWING TITLE Exterior Views	DRAWN BY MJM
		DATE 2026-03-03	DRAWING NO. SK-6.2



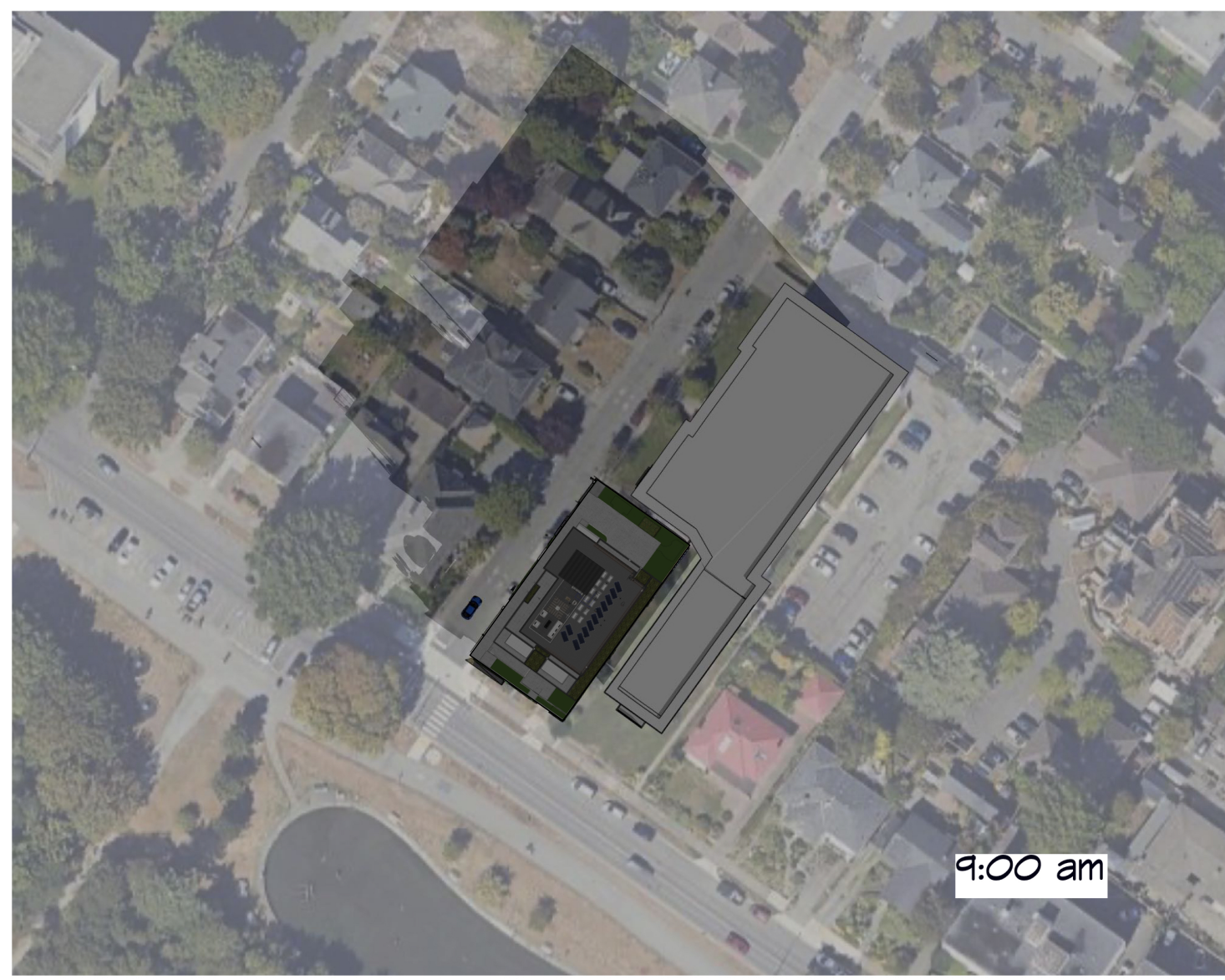
2 Streetscape Looking North on Dallas Road
 5K-6.3 Scale: 1:100



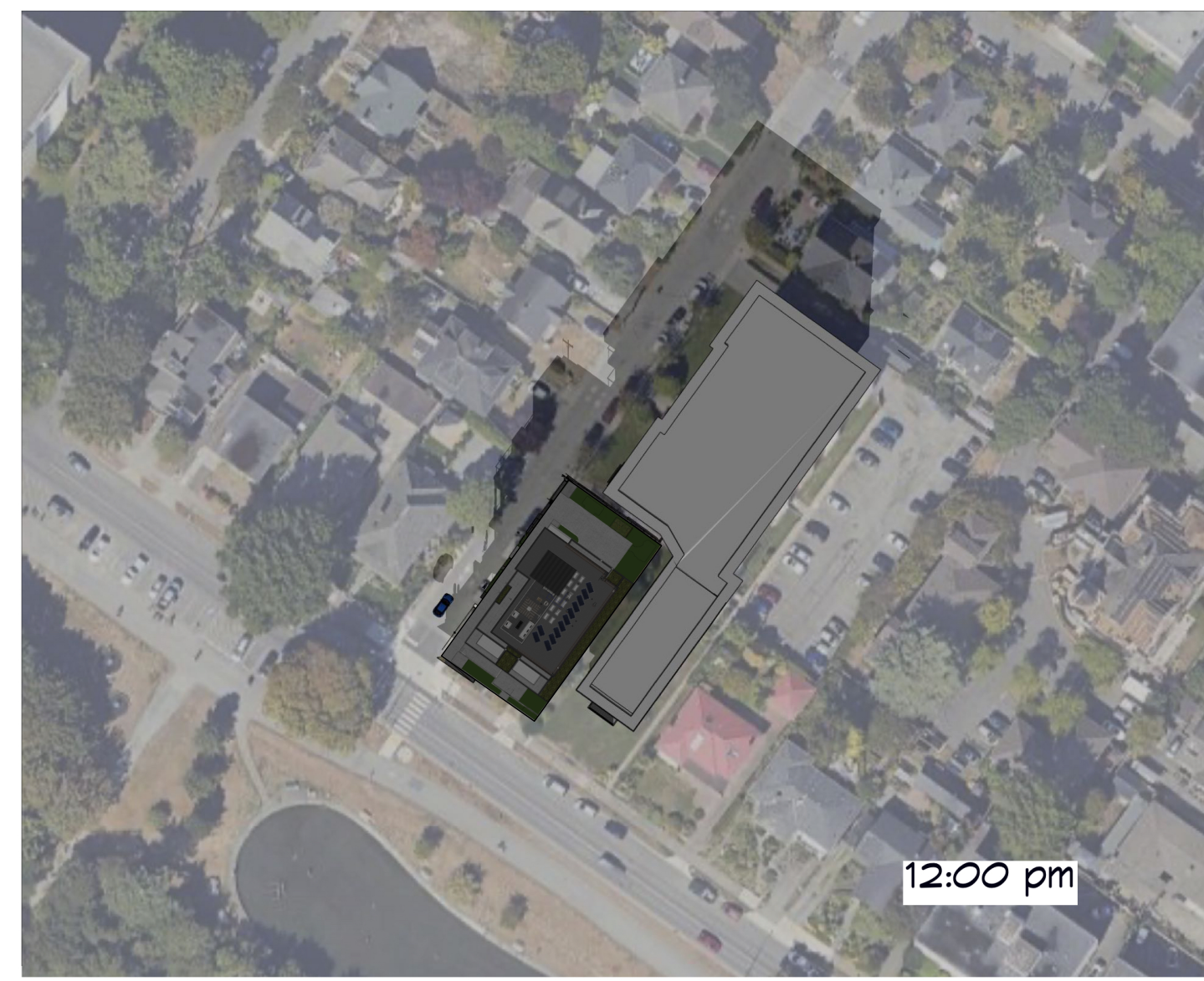
1 Streetscape Looking East on Government Street
 5K-6.3 Scale: 1:100



	Michael Jon Moody Principal Architect AIBC, MRAC, LEED A.P. [®]	PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC	PROJECT NO: 2340
	8801, 255 Yates Street Victoria, BC V8W 1K7 Tel: 778.906.8018 Email: office@mjmarchitect.ca	DRAWING TITLE: Streetscapes	DRAWN BY: MJM
		DATE: 2026-03-03	DRAWING NO: SK-6.3



9:00 am



12:00 pm



3:00 pm



6:00 pm

WINTER SOLSTICE
DECEMBER 21st



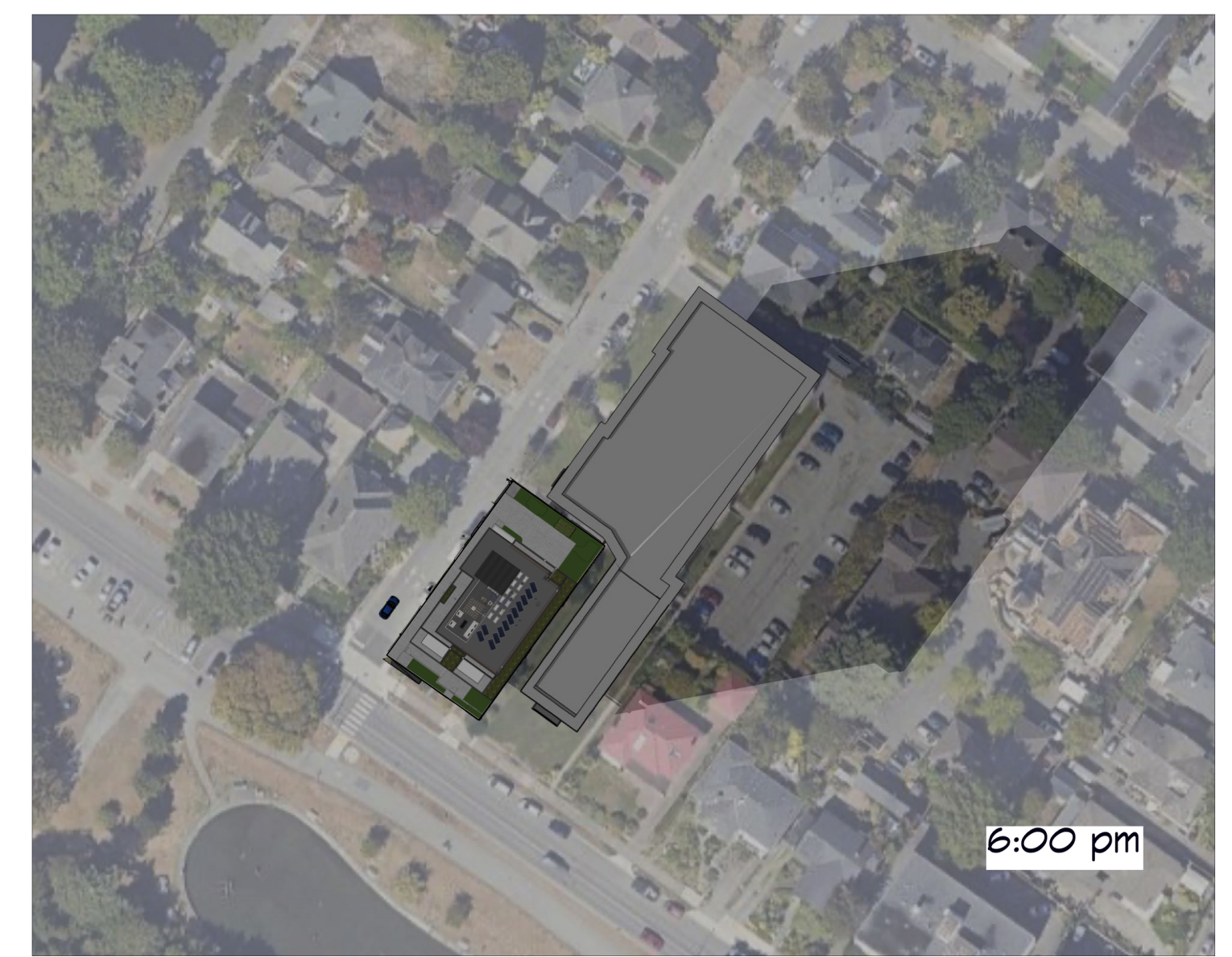
9:00 am



12:00 pm



3:00 pm



6:00 pm

SPRING & FALL EQUINOX
MARCH 21st & SEPTEMBER 21st



9:00 am



12:00 pm




3:00 pm



6:00 pm

SUMMER SOLSTICE
JUNE 21st

	<p>Michael Jon Moody Principal Architect AIBC, MRAND, LEED A.P.[®]</p> <p>801, 203 Yates Street Victoria, BC V8W 1P7 tel: 778.906.8018 e-mail: office@mjmarchitect.ca</p>	<p>PROJECT NAME: 4 Storey Multi-Family 600 Dallas Road, Victoria, BC</p>	<p>PROJECT NO: 2340</p>
<p>DRAWING TITLE: Shadow Study</p>	<p>DRAWN BY: MJM</p>	<p>SCALE: AS NOTED</p>	<p>DATE: 2026-03-03</p> <p>DRAWING NO: SK-7.0</p>

RECOMMENDED PLANT LIST

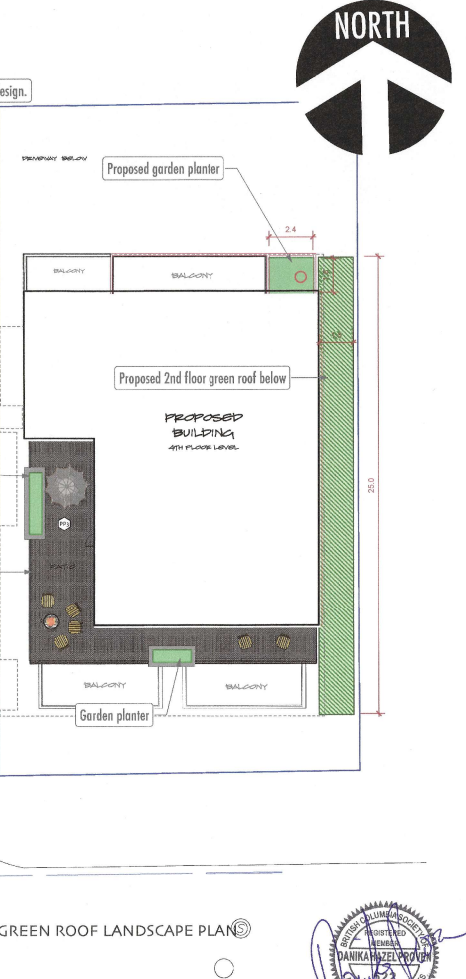
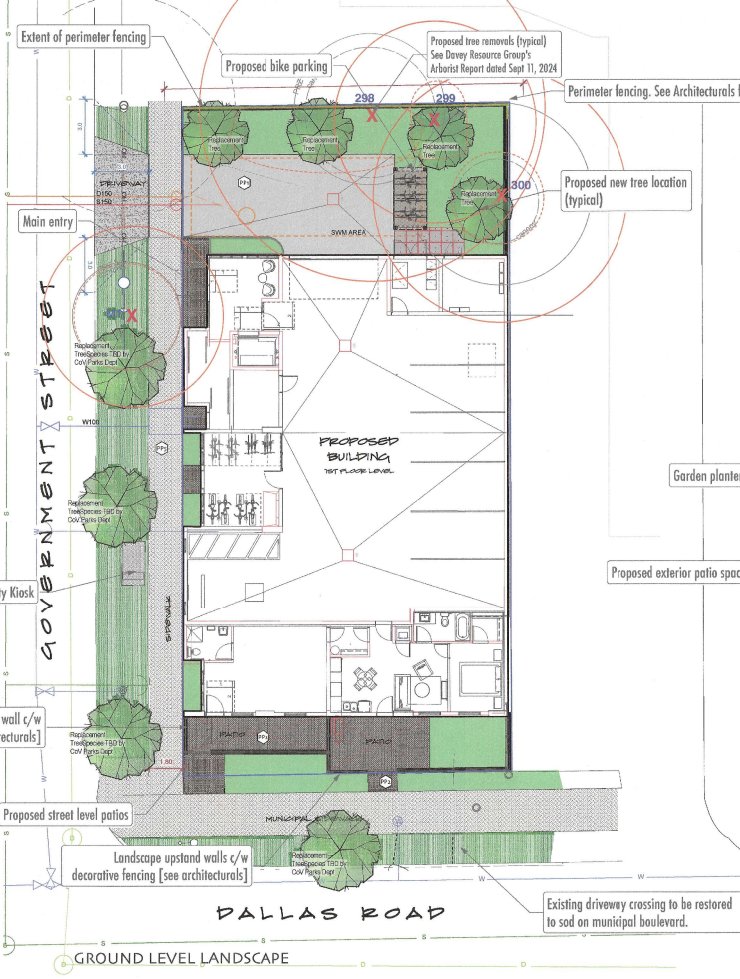
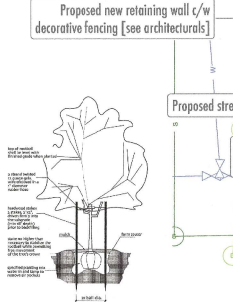
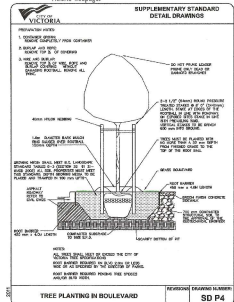
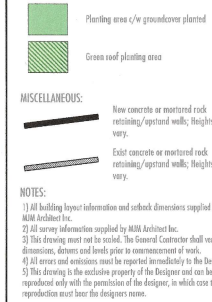
BOTANICAL NAME	COMMON NAME	SIZE/REMARKS
TREES		
1 <i>Quercus macrocarpa</i>	Shademaster Honey Locust	6m. cal./ABB
3 <i>Cercocarpus canadensis</i>	Common English Oak	6m. cal./ABB
SHRUBS & PERENNIALS		
<i>Alchemilla mollis</i>	Lady's Mantle	41 Pk
<i>Bacopa monnina</i>	Limbed Beardcap	45 Pk
<i>Calamagrostis canadensis</i>	Kent Foxtail Grass	41 Pk
<i>Caryophyllus</i>	Dwarf Evening Primrose	45 Pk
<i>Euphorbia characias</i>	Wulf, Euphorbia	45 Pk
<i>Humulus lupulifera</i>	Orange Whip Hemp	1.5M. Ht.
<i>Habenaria</i>	Habenaria Grass	41 Pk
<i>Hosta</i>	Hosta Blue Hosta	41 Pk
<i>Leucostemum</i>	English Le-render	41 Pk
<i>Lilium</i>	Big Blue Lily	41 Pk
<i>Ornithoglossum</i>	Ornithoglossum	45 Pk
<i>Oxalis</i>	Black Mondo Grass	41 Pk
<i>Polygonatum</i>	Waxen Star Fern	45 Pk
<i>Ribes</i>	Chamaenerion	45 Pk
<i>Rosmarinus</i>	Rosmary	45 Pk
<i>Sedum</i>	Orange Groundcover	41 Pk
<i>Spiraea</i>	Goldflame Spirea	45 Pk
VINES & CREEPER/CRAWLER		
<i>Actinophloeus</i>	Kieserickia	SP3
<i>Glechoma</i>	Wintergreen	SP3
<i>Thymus</i>	Woolly Thyme	SP3

NOTES:

- THIS PLAN IS NOT FOR CONSTRUCTION.
- Plant material, installation and maintenance to conform to Canadian Landscape Standards (CLS) (current edition).
 - All growing medium to conform to Canadian Landscape Standards (CLS) (current edition) designation "TP-Level 3 Well Grained Area". Approved soil depth to comply with required General soil requirement. Groundwork to include a temporary irrigation system approved by project Landscape Architect.
 - Automatic underground irrigation system to be installed. Irrigation materials and installation to conform to Canadian Landscape Standards (CLS) (current edition) and ASCE Standards. Irrigation to include a main and sub main system. Dry Irrigation for groundcover and shrub beds, emitter loops for trees and grasses for lawn areas. All irrigation piping under hard surface to be shielded. Backflow preventer on plantings must be compliant with City of Victoria Specifications and Standards. Irrigation System or City property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12042, Subdivision Bylaw. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work. The following irrigation and shoring inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Tom Sheehan, tom.sheehan@vic.gov.bc.ca and also copy landscape@vic.gov.bc.ca 48 hours prior to the required inspection time.
 - Inspection: Irrigation Treatment
 - The irrigation system and watering equipment must be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12042.
 - Inspection: Shoring prior to backfilling
 - Open trench shall have steel and concrete ties
 - Open trench lateral line
 - Inspection: System, Control, Coverage, and Backflow Preventer Assembly Test Report required. Backflow Assembly has been an inspection tag completed and verified.
 - Plants from Parks will now require that Minimum 200 gpa be used for irrigation during under hard surface. Installation when a 100gpa level is required needs to include using 100gpa OR 200 gpa. Approved tree species. Trees must be 400mm depth.
 - Fencing to be built as shown on Architectural plans. 5. Proposed Street tree locations and species selection to be approved by City of Victoria Parks Dept. Street trees must have one dominant central leader or single straight trunk, 4-8cm diameter caliper measured 1.3m above ground, and a well balanced crown with the branching starting at 1.3m-2.5m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) or the Canadian Landscape Standard.
 - Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B34 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Ross Wilkinson, ross.wilkinson@vic.gov.bc.ca and also copy landscape@vic.gov.bc.ca 48 hours prior to the required inspection time. Two planting inspections: 1) Excavated tree pits, soil cells, root barriers. 2) Trees prior to planting. (Parks staff will inspect trees prior to shipping at local nurseries. Plants can be provided from upland and local nurseries. Tree must meet the spec upon delivery.) 3) Completed planting - tree planting, grass/gravel, stakes etc.
 - Required Parks inspections for street tree planting: 1) Inspection of soil and planting area prior to planting. 2) Inspection of tree stock prior to planting. 3) Inspection of installed tree. Trees must be in good health and condition with no signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.
 - All existing trees located on plan are approximate. Size and height of trees are not shown, and should be verified by a surveyor and/or arborist where necessary. Adjacent to build tree protection fencing for boulevard trees where necessary. See also Dev Serv Resource Group Arborist Report dated September 11, 2024. See also (Specifically) Arborist Tree Management Plan (Appendix 4) and Replacement Tree Plan (Appendix 5) dated September 11, 2024.
 - Boulevard landscape as shown on this plan. The number and location of new boulevard trees along Government Street to be reviewed by project landscape designer and City of Victoria Parks area underground service/utility information is known. Driveway crossing to be removed and grassed boulevard to be reinstated to municipal standards and City of Victoria approval.
 - The details for the used and soil treatment can be found in schedule B34. Ensure that adequate soil volumes for the proposed street trees are installed in the grass boulevards. Required inspections for used and soil boulevard: 1) Inspection of excavation and scaffolded subgrade prior to backfill. 2) Inspection of installed, rolled and prepared growing medium prior to adding. 3) Inspection when the installed landscape meets the conditions for final performance as required in the current edition of the Canadian Landscape Standard. A soil test for the growing media, for each landscape application on City Property must be submitted to City Parks for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.
 - The Victoria Subdivision and Development Servicing Bylaw No. 12042 and the associated Schedules can be found on the City of Victoria website.

LEGEND

- HARDSCAPE FINISHES:**
- PP1 CIP natural finish concrete Driveway, Natural colour
 - PP2 Belgard Aquaplan Sinter Interlocking Permeable Paving system; colour to be Midlight Grey
 - PP3 Concrete unit paving. Details by Belgard, all sizes, see key notes
 - PP4 1/2" crushed gravel base
 - PP5 CIP concrete sidewalk, natural
- SOFTSCAPE:**
- Lawn
 - Planting area c/w groundcover planted
 - Green roof planting area
- MISCELLANEOUS:**
- How concrete or masonry rock retaining/upstand walls; Heights vary.
 - Exist concrete or masonry rock retaining/upstand walls; Heights vary.



SKL.01
10 JULY 2024
1 : 2 5
LATEST REVISION: 26.FEBRUARY.26

**NOT FOR CONSTRUCTION.
FOR DEVELOPMENT PERMIT ONLY.**

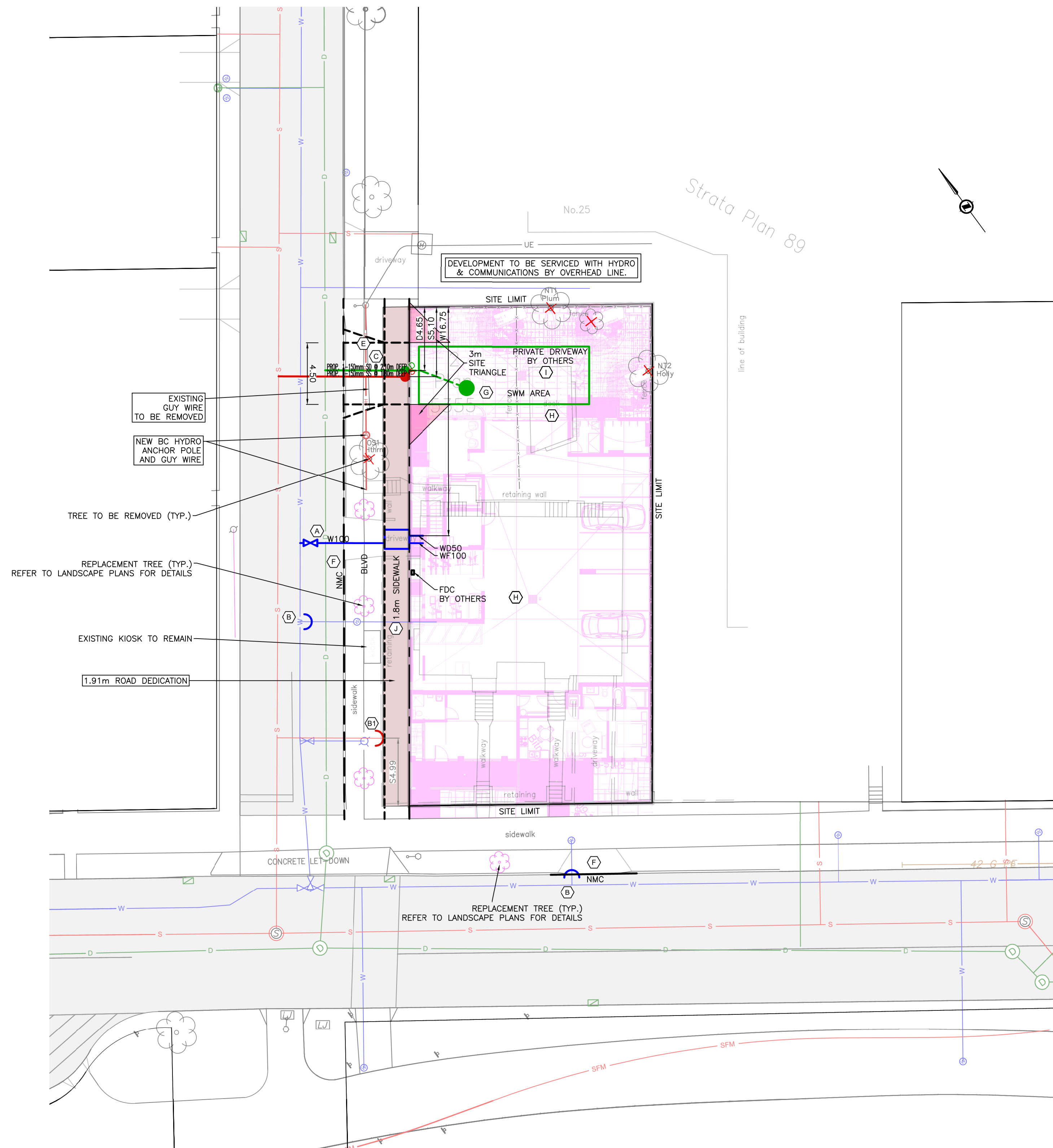
**600 DALLAS ROAD
LANDSCAPE LAYOUT**

STUDIO ONE CREATIVE
250.881.0706 - 4539 Viewmont Avenue, Victoria, BC

CALID SERVICES LTD
250.388.6919 - 2750 Quadra St, Victoria, BC

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RESIDENTIAL DEVELOPMENT -- 600 DALLAS ROAD -- SKL.01 -- landscape layout --



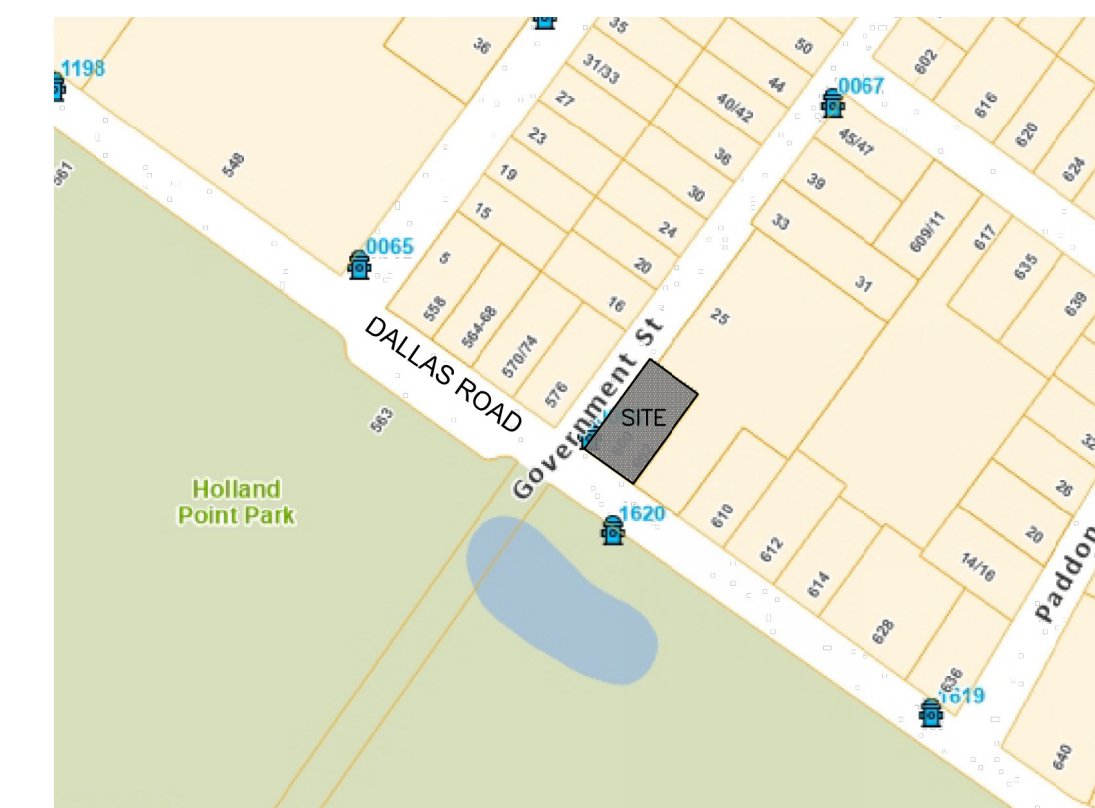
SITE SERVICING PLAN
H 1:200

PRELIMINARY SERVICING NOTES:

- (A) NEW 100mm FIRE WATER SERVICE AND 50mm DOMESTIC WATER SERVICE C/W 50mm WATER METER AT DEVELOPERS EXPENSE. AS PER CITY OF VICTORIA DETAIL W2f.
- (B) WATER SERVICE TO BE CAPPED BY CITY OF VICTORIA AT DEVELOPERS EXPENSE.
- (B1) STORM DRAIN (SD) SERVICE & SANITARY SEWER (SS) SERVICE TO BE CAPPED BY DEVELOPER.
- (C) CITY OF VICTORIA TO INSTALL NEW 150mm DRAIN SERVICE AND 150mm SEWER SERVICE IN COMMON TRENCH COMPLETE WITH IC'S AT DEVELOPERS EXPENSE.
- (E) CONTRACTOR TO INSTALL NEW 4.5m WIDE CONCRETE DRIVEWAY APRON AS PER CITY OF VICTORIA SD C7a.
- (F) CONTRACTOR TO REMOVE EXISTING DRIVEWAY AND SIDEWALK AND REINSTATE BOULEVARD AND INSTALL NEW NON-MOUNTABLE CURB. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
- (G) ONSITE STORMWATER MANAGEMENT AREA COMPLETE WITH OPEN INFILTRATION CHAMBER AND SILT TRAP AS PER CoV RAINWATER MANAGEMENT STANDARDS - PROFESSIONAL EDITION. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
- (H) EXISTING STRUCTURES TO BE REMOVED. OWNER TO APPLY FOR SEPARATE DEMO PERMIT.
- (I) ONSITE GRADING FOR 6m AS PER CoV HIGHWAY ACCESS BYLAW.
- (J) CONTRACTOR TO INSTALL NEW 1.80m CONCRETE SIDEWALK PER CITY OF VICTORIA SD C15a.

PRELIMINARY RAINWATER MANAGEMENT CALCULATIONS

- PROPOSED OPEN INFILTRATION CHAMBER AND SILT TRAP TO BE USED AS GREEN STORMWATER INFRASTRUCTURE. PRELIMINARY SIZING AS PER CITY OF VICTORIA RAINWATER MANAGEMENT STANDARDS SIZING APPROACH FOR INFILTRATION CHAMBERS.
 - DESIGN MUST MEET CITY OF VICTORIA'S RAINWATER MANAGEMENT STANDARD OF MANAGING 32mm / 24hrs.
 - A HYDRAULIC CONDUCTIVITY (K) OF 2mm/hr AND DEPTH OF OPEN CHAMBER (D) OF 200mm AND POROSITY (n) OF 0.95 HAS BEEN ASSUMED. HYDRAULIC CONDUCTIVITY TO BE CONFIRMED AT DETAILED DESIGN. INFILTRATION CHAMBER DIMENSIONS MAY BE ADJUSTED ACCORDINGLY AT THAT TIME BY THE ENGINEER.
- REQUIRED AREA = MINIMUM SIZING FACTOR x IMPERVIOUS CONTRIBUTORY AREA
- IMPERVIOUS CONTRIBUTORY AREA = 390 m²
- SIZING FACTOR = $32 / (24 \times K + n \times D)$
 $= 32 / (24 \times 2\text{mm/hr} + 0.95 \times 200\text{mm})$
 $= 32 / (48 + 190)$
 $= 32 / 238$
 $= 0.1345 (13.45\%)$
- REQUIRED AREA OF OPEN INFILTRATION CHAMBER = $0.1345 \times 390 \text{ m}^2$
 $= 52.5 \text{ m}^2$
- PROPOSED OPEN INFILTRATION CHAMBER AREA = 4.2m WIDE x 12.5m LONG = 52.5 m²
- PROPOSED OPEN INFILTRATION CHAMBER VOLUME = 52.5 m² x 200mm DEEP = 10.5 m³
- ALL PERIMETER DRAINS TO BYPASS ONSITE STORMWATER MANAGEMENT SYSTEM.
 - ALL ROOF LEADERS AND HARD SURFACE RUN-OFF TO BE DIRECTED TO ONSITE STORMWATER MANAGEMENT AREAS OR LANDSCAPED AREAS FOR TREATMENT.
 - DETAILED STORMWATER MANAGEMENT DESIGN AND CALCULATIONS TO BE PROVIDED AT BUILDING PERMIT.



KEY PLAN
1:2500

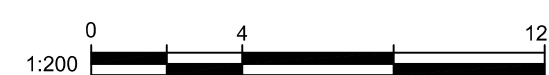
LEGAL DESCRIPTION: LOT 2, SECTION 5, BECKLEY FARM, VICTORIA CITY, PLAN 5355
 BENCHMARK: MONUMENT _____ ELEV. _____

**600 DALLAS
PRELIMINARY
SITE SERVICING**

Scale 1:200
horiz. Scale
vert.
Sheet 1 of 1
Eng. Project No. 34922
Drafted by. KHG

20260304

ISSUED FOR DEVELOPMENT PERMIT



JEA J E ANDERSON & ASSOCIATES

SURVEYORS - ENGINEERS
 VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
 PHONE: 250-727-2214 info@jeanderson.com